

Applicant	Victoria Brown, La Porcherie Sauvage Plat	
Request	Plat Approval	
Location	3381 Riverland Road	
Legal Description	Lot 14, Block 5 of "Riverland Village Section One" according to the plat thereof as recorded in Plat Book 27, at Page 44 of the public records of Broward County, less the East 20.00 Feet thereof.	
Property Size	31,741 sq. ft. / 0.72 acres	
Zoning	RS-5 (Broward County)	
Existing Land Use	Single-family residential	
Future Land Use Designation	Residential	
Comprehensive Plan Consistency	Consistent with Future Land Use Element, Objective 5	
Other Required Approvals	City Commission, by Resolution	
Applicable ULDR Sections	Broward County Code Sec. 30-155, Subdivision Regulations, Sec. 39-281, Plot Size	
Notification Requirements	Sign notice 15 days prior to meeting (Sec .47-27.4.A.1.)	
Action Required	Recommend approval or denial of the Plat to the City Commission	
Project Planner	Name and Title	Initials
	Ella Parker, Planner II	
	Gregory Brewton, Acting Planning and Zoning Deputy Director	
Authorized By		
Approved By	Marc LaFerrier, AICP, Planning & Zoning Director	

Request:

The applicant proposes to subdivide their property in order to build an additional single-family residence.

Property/Project Description:

This parcel of land, located at 3381 Riverland Road, was annexed into the City of Fort Lauderdale in September 2002. The applicant proposes to subdivide their 31,741 S.F. property into two separate lots of 10,529 S.F. (Lot 1) and 21,212 S.F. (Lot 2). Through the City plat review process, the property shall adhere to Broward County regulations until such time that the land is rezoned to a City zoning designation. The property continues to have the Broward County zoning and land use designation. The proposed plat complies with Broward County Code Section 30-155, Subdivision Regulations. The zoning district is RS-5, which is limited to single-family residential units with a maximum density of 5 units per acre. The land use designation is Low Residential.

Comprehensive Plan Consistency:

This application is consistent with Objective 5 of the Future Land Use Element, which requires the City to be consistent with Broward County regulations for platting.

Staff Determination:

The plat was reviewed by the Development Review Committee (DRC) on March 22, 2005 and all comments have been addressed. Signoffs from the City Surveyor, the Engineering Design Manager have been obtained.

Pursuant to Sec. 47-25.2.F., Adequacy Requirements, residential plats are required to contribute a minimum of three acres property per one thousand (1,000) residents, or a cash equivalent value, prior to receiving sign-off of the Plat by the Planning & Zoning Board Chairman. The applicant has made a payment of two thousand five hundred and twenty dollars (\$2,520) towards a Parks and Open Space Impact Fee to the City of Fort Lauderdale's Parks and Recreation Department.

Planning & Zoning Board Review Options:

The Planning and Zoning Board shall determine whether the proposed plat meets the provisions of this section and other applicable land development regulations and shall forward its recommendation to the City Commission.

PZ8-P-05/05-18-05EP